

Better Buildings Challenge

Creating Staffing Capacity for Energy Efficiency Programs

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Summary of Better Buildings Challenge Program

- ▶ **Town of North Smithfield, Rhode Island:** Agricultural suburb with 11,700 people and 25 square miles
- ▶ 291,251 square feet committed in 10 buildings
- ▶ Reduce energy use intensity 20% or more, 2010 to 2020
- ▶ Reducing energy consumption and greenhouse gas emissions are integral parts of the Green Community brand.
- ▶ The Town's experience can give confidence to other institutions.



Breaking barriers with a skilled Advisory Committee

School Superintendent Steve Lindberg worked with heating contractor John Perry to explore energy service contracting and RI Department of Education 39% reimbursement. Steve and John assembled a volunteer Advisory Committee (AC) that included a PE, AIA, LEED AP, AICP and other relevant credentials.

Solution

- ▶ The AC members quickly won over the Town Council.
- ▶ They selected Johnson Controls Inc (JCI) for a \$3.5 million contract.
- ▶ They selected Don Wilkinson, PE for M&V plus change-order design.
- ▶ School Facilities Manager Tony Kopacz managed the JCI contract.

The replication barrier

Municipal services buildings were not eligible for the 39% state reimbursement, but Town Administration Paulette Hamilton would not give up on energy conservation.

Solution

- ▶ The Town obtained a \$434,000 competitive ARRA grant using the schools project for the local match.
- ▶ The AC provided technical support, effectively consolidating projects.
- ▶ We used JCI and Don Wilkinson, PE as well.
- ▶ Town Planner Bob Ericson managed the JCI contract.

▶ Lessons Learned during implementation

We often found problems upstream and downstream of a Facility Improvement Measure. Our M&V engineer did redesigns on his graph paper tablet while someone described the problem. That helped us keep total change order costs under one percent of the contract. The consolidated project could only have been done sequentially, schools first.

▶ Next Steps to furthering impacts of solution

We need to reinvest energy savings into new FIMs and keep townspeople aware of the continuing progress. Building on our Green Community image in town and throughout the region will keep raising everyone's expectations.